

MANAGEMENT CERTIFICATE

HIDDEN CREEK ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned, being an Officer of Hidden Creek Estates Property Owners' Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision Hidden Creek Estates (the "Subdivision Development").
2. The name of the Association is Hidden Creek Estates Property Owners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Hidden Creek Estates, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2016032981 in the Official Public Records of Williamson County, Texas.

Hidden Creek Estates, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2016080712 in the Official Public Records of Williamson County, Texas.

Hidden Creek Estates, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2016103162 in the Official Public Records of Williamson County, Texas.

Hidden Creek Estates, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2017005724 in the Official Public Records of Williamson County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions, and Restrictions for Hidden Creek Estates Subdivision, recorded at Document No. 2016071288 in the Official Public Records of Williamson County, Texas.

Affidavit Authenticating Document, recorded at Document No. 2016071289 in the Official Public Records of Williamson County, Texas.

Resolution of the Board of Directors of Hidden Creek Estates Property Owners' Association, Inc. Regarding Payment Plan Policy, filed in Document No. 2016071290 in the Official Public Records of Williamson County, Texas.

Resolution of the Board of Directors of Hidden Creek Estates Property Owners' Association, Inc. Regarding Records Retention Policy, recorded at Document No. 2016071292 in the Official Public Records of Williamson County, Texas.

Resolution of the Board of Directors of Hidden Creek Estates Property Owners' Association, Inc. Regarding Records Production and Copying Policy, recorded at Document No. 2016071293 in the Official Public Records of Williamson County, Texas.

First Amended Declaration of Covenants, Conditions, and Restrictions for Hidden Creek Estates Subdivision, recorded at Document No. 2016074305 in the Official Public Records of Williamson County, Texas.

Non-Exclusive Utility Easement, recorded at Document No. 2017004067 in the Official Public Records of Williamson County, Texas.

Fence Maintenance Agreement, recorded at Document No. 2017005446 in the Official Public Records of Williamson County, Texas.

Notice of Variance for Declaration of Covenants, Conditions and Restrictions for Hidden Creek Estates Subdivision, recorded at Document No. 2017018897 in the Official Public Records of Williamson County, Texas.

First Amendment to the Bylaws of Hidden Creek Estates Property Owners' Association, Inc., recorded at Document No. 2018036637 in the Official Public Records of Williamson County, Texas.

Revised Policy for The Hidden Creek Estates Architectural Control Committee, recorded at Document No. 2019081084 in the Official Public Records of Williamson County, Texas.

Hidden Creek Estates Subdivision Variance and Affidavit of Authority, recorded at Document No. 2020059377 in the Official Public Records of Williamson County, Texas.

The Hidden Creek Estates Architectural Control Committee Construction Guidelines, recorded at Document No. 2020162288 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:

Hidden Creek Estates Property Owners' Association, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
Tel: (512) 918-8100
Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00

Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

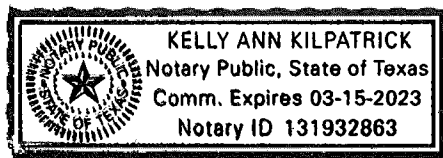
This Management Certificate is effective as of the 2 day of December, 2021.

HIDDEN CREEK ESTATES PROPERTY OWNERS'
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]
Name: Doug Pias
Title: Agent

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 2 day of December, 2021, by Doug Pias, Registered Agent Hidden Creek Estates Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Kelly A. Kilpatrick
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
HIDDEN CREEK ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021190030

Pages: 5 Fee: \$38.00

12/15/2021 01:55 PM

JDISHER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas